

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
February 9, 2011**

The Bismarck Renaissance Zone Authority met on February 9, 2011 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Chuck Huber, Kevin Magstadt and Brenda Smith.

Technical Advisor Jeff Ubl was present.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Carl Hokenstad, Kim Lee, Brenda Johnson, Charlie Whitman and Bill Wocken.

Guests present were Loran Galpin (Galpin Company) and Dawn Kopp (Downtowners).

CALL TO ORDER

Chairman Blackstead called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the January 12, 2011 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Magstadt and seconded by Mr. Huber to approve the minutes of the January 12, 2011 meeting as received. The motion passed unanimously with members Blackstead, Huber, Magstadt and Smith voting in favor.

**DOWNTOWN CORE ZONING DISTRICT AND DOWNTOWN DESIGN REVIEW
DISCUSSION**

Mr. Tomanek provided an overview of the zoning ordinance text amendment for the DC-Downtown Core and DF-Downtown Fringe Districts. The proposed amendments would update and modify portions of the code pertaining to design standards.

Loran Galpin expressed his concerns with the intent, historic preservation and historical significance and the building colors portions of the zoning ordinance text amendment.

Mr. Huber suggested the language in the second sentence in Section 4a., page 2 read, "The regulations are also intended to ensure that the new buildings, building additions, façade alterations, building rehabilitations, and signage are compatible with *or improves* the character of the Downtown Core District. It is also the intent of these regulations to stimulate and protect public and private investment through the establishment of high standards with respect to architectural design, building materials, and appearance, and to support the preservation of historically significant buildings."

Mr. Ubl pointed out that in section 4d., page 3, the last sentence satisfies Mr. Galpin and Mr. Huber's concern with the intent and it reads, "The overall context of the downtown area includes a variety of architectural styles and these regulations are intended to allow both flexibility and creativity in achieving compatible design solutions."

Mr. Huber said that he is concerned with section 4c., page 3, in regards to the criteria of being historically significant if buildings that are more than 50 years old, because there a lot of buildings that are 50 years old in town that are not historically significant. He also stated his apprehension with the rehabilitation of historically significant buildings being in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Mr. Galpin suggested that section 4l., page 11 (demolition), be revisited because of a safety standpoint.

Mr. Tomanek indicated that a public input meeting on the proposed ordinance would be held on Thursday, February 10, 2011 and that the Renaissance Zone Authority members were welcome to attend. The zoning ordinance text amendment is schedule for a public hearing at the February 23, 2011 Bismarck Planning & Zoning Commission meeting.

OTHER BUSINESS

Bill Wocken, City Administrator, said he would like the Renaissance Zone Authority to consider a recommendation that the requirement that CORE projects receive approval of the Renaissance Zone Authority and the Board of City Commissioners prior to beginning construction of an improvement project be waived from now until the final deposition of the Haugland vs. The City of Bismarck lawsuit over tax increment funding. Mr. Wocken concluded by saying that no applications should be accepted until the lawsuit is settled and there is no guarantee for any CORE program funding for any improvement and owners would proceed with projects at their own risk.

MOTION: A motion was made by Mr. Huber and seconded by Ms. Smith to recommend approval of the suspension of the requirement for project approval prior to beginning construction of an improvement project be waived from now until the final deposition of the Haugland vs. The City of Bismarck lawsuit over tax increment funding. The motion passed unanimously with members Blackstead, Huber, Magstadt and Smith voting in favor.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:55 p.m.

Respectfully Submitted,

Kimberley Gaffrey
Recording Secretary

APPROVED:

David Blackstead
Chair